

PB# 86-51

Arthur & Linda Nadas

52-1-13.3

86-51
Arthur & Linda Nadas Subdivision

N
A
D
A
S

Rec. Fee

ARTHUR NADAS
LINDA R. NADAS

179 BULL RD.
PH. 914-496-3003

ROCK TAVERN, NY 12575

1183

Jan 27 1987

50-8106/2219

PAY TO THE
ORDER OF

Town of New Windsor \$1,250.00
One thousand two hundred and fifty - 00/100 DOLLARS



IBM Interstate Employees
Federal Credit Union
600 MIDLAND AVE., RYE, N.Y. 10580-3999

MEMO

86-51

Linda Nadas

2219810630260000268531001183

General Receipt

8582

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Arthur Nadas

Jan 29 1987

\$535.00

Five hundred and thirty five and 00/100 DOLLARS

For Pre-Preliminary \$100.00 + Preliminary \$100.00 + Final Plat \$125.00 +

DISTRIBUTION Final Plat Fee \$150.00 + Engineering \$60.00

FUND	CODE	AMOUNT
Check # 1183		\$535.00
		(86-51)

By

Pauline D. Townsend
E.C.

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

7889

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Arthur + Linda Nadas

July 18, 1986

\$25.00

Twenty five and 00/100 DOLLARS

For Application Fee (#86-51)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1772		25.00

By

Pauline D. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

86-51

CHAIRPERSON:

RE MAP # 8102

TOWN [☒]

CITY [] New Windsor

VILLAGE []

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY
CLERK'S OFFICE:

TITLE Nadas, Arthur & Linda

DATED 5/14/86

FILED 2/13/87

APPROVED BY You ON 2/13/87

ACTING DEPUTY COUNTY CLERK

Date 26 January 19⁸⁷.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

copy

TO McGoey & Hauser Consulting Engineers, P. C. DR.

45 Quassaick Avenue, New Windsor, New York 12550

DATE

CLAIMED

ALLOW

PROFESSIONAL SERVICES

PLANNING BOARD

New Windsor Project No. 86-51

Nadas Subdivision

Plan/Field Reviews

20 October 1986; 10 January 1987; 1.50 hrs

\$60. 00

AMOUNT DUE:

\$60. 00

W. Schull PB

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 7/18/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 15⁰⁰

86-51

APPLICATION FOR SUBDIVISION APPROVAL

Date: July 15, 1986

1. Name of subdivision Subdivision of Lands for Arthur Nadas & Linda Rahl Nadas
2. Name of applicant Arthur & Linda Rahl Nadas Phone _____
Address Bull Rd, Rock Tavern, New York 12875
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 562-6444
Address 335 Temple Hill Road New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Bull
(Street)
_____ feet South of N.Y.S. Rte 207
(direction)
7. Total Acreage 11.725 acres Zone R1 Number of Lots 5
8. Tax map designation: Section 52 Lot(s) Block 1 Lot 13.3
9. Has this property, or any portion of the property, previously been subdivided yes.
If yes, when Jan. 17, 1978; by whom Arthur & Linda Rahl Nadas
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, LINDA NADAS, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Linda Nadas
Mailing Address Bull Rd - Box 179
Rock Tavern N.Y. 12575

SWORN to before me this

15th day of July, 1986
Pauline G. Townsend
NOTARY PUBLIC

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 1987

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

John S. Kennedy
Arthur Lind Rahl/Nages

TITLE:

Land Surveyor

REPRESENTING:

DATE:

7/15/86

9/1/78



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Nadis Subdivision
PROJECT LOCATION: Bull Road (east side)
NW #: 86-55
12 November 1986

1). The Applicant proposes a five (5) lot subdivision of an 11.7 +/- acre parcel with all lots fronting on Bull Road. This submittal is a revision of a drawing previously submitted and reviewed for the 22 October 1986 Planning Board meeting. The submittal was reviewed as a sketch plan.

2). The future submittal should include complete data including house and driveway locations, areas reserved for sanitary system installation, well locations, verification of minimum spacing requirements between wells and sanitary systems of adjacent properties, and all such information in accordance with the subdivision regulations.

3). The Applicant should verify if what appears to be a private overhead electric service, crossing Lots # 3, 4, and 5 will be relocated.

4). A note should be provided on the drawing indicating the date and professional who performed the percolation tests, as well as a note indicating that all subsequent sanitary system designs shall be performed by a licensed professional.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE



Licensed in
New York
New Jersey
Pennsylvania

**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

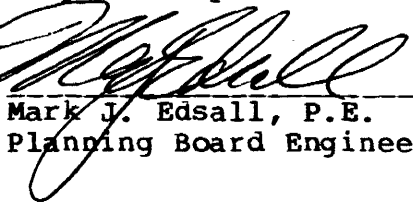
PROJECT NAME: Nadas Subdivision
PROJECT LOCATION: Bull Road (east side)
NW #: 86-55
22 October 1986

1). The Applicant proposes a five (5) lot subdivision of a 11.7 +/- acre parcel with all lots fronting on Bull Road. Submittal was reviewed as a Sketch Plan.

2). Future submittal should include complete data including topography (2' contours), house and driveway locations, sanitary system percolation data, sanitary system locations, designs and details, well locations, and all such information in accordance with the subdivision regulations.

3). Applicant should verify if what appears to be a private overhead electric service, crossing Lots #3,4, and 5 will be relocated.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer



Louis Heimbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanza, Director of Community Development

ADVISORY REPORT

Date July 23, 1986
Dept. of P&D No. NOT ADOPTED
County I.D. No. 521 1 113.3

Applicant ARTHUR & LINDA RAHL NADAS

Proposed Action MAJOR SUBDIVISION

Location BULL ROAD

As requested, we have reviewed the above and report as follows:

☒ No County action is required.

☐ There are no apparent major planning considerations and/or issues to be brought to your attention.

☒ The following should be considered:

REVIEW BY ORANGE COUNTY HEALTH DEPARTMENT
A MORE CREATIVE USE OF THE 11.75 ± ACRES

Peter Garrison
Reviewer

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick T. Kennedy for the building or subdivision of
Arthur and Linda Rahl Nadas has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

- 1) No information relating to disposal of waste water.
- 2) no percolations.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Sumant D. Mathur
SANITARY SUPERINTENDENT

7/21/86
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ as submitted by
P. Kennedy for the building or subdivision of
A. Nadas & L.R. Nadas has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

✓ Fred Lyp J. M.D.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

7/22/8
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick T. Kennedy for the building or subdivision of
Arthur Nadas & Linda Paul Nadas has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

1, No information regarding Sanitary Waste Disposal.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Suman R. Mastenfel

SANITARY SUPERINTENDENT

September 15, 1986

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Arthur and Linda Nadas

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 12 August 1986.

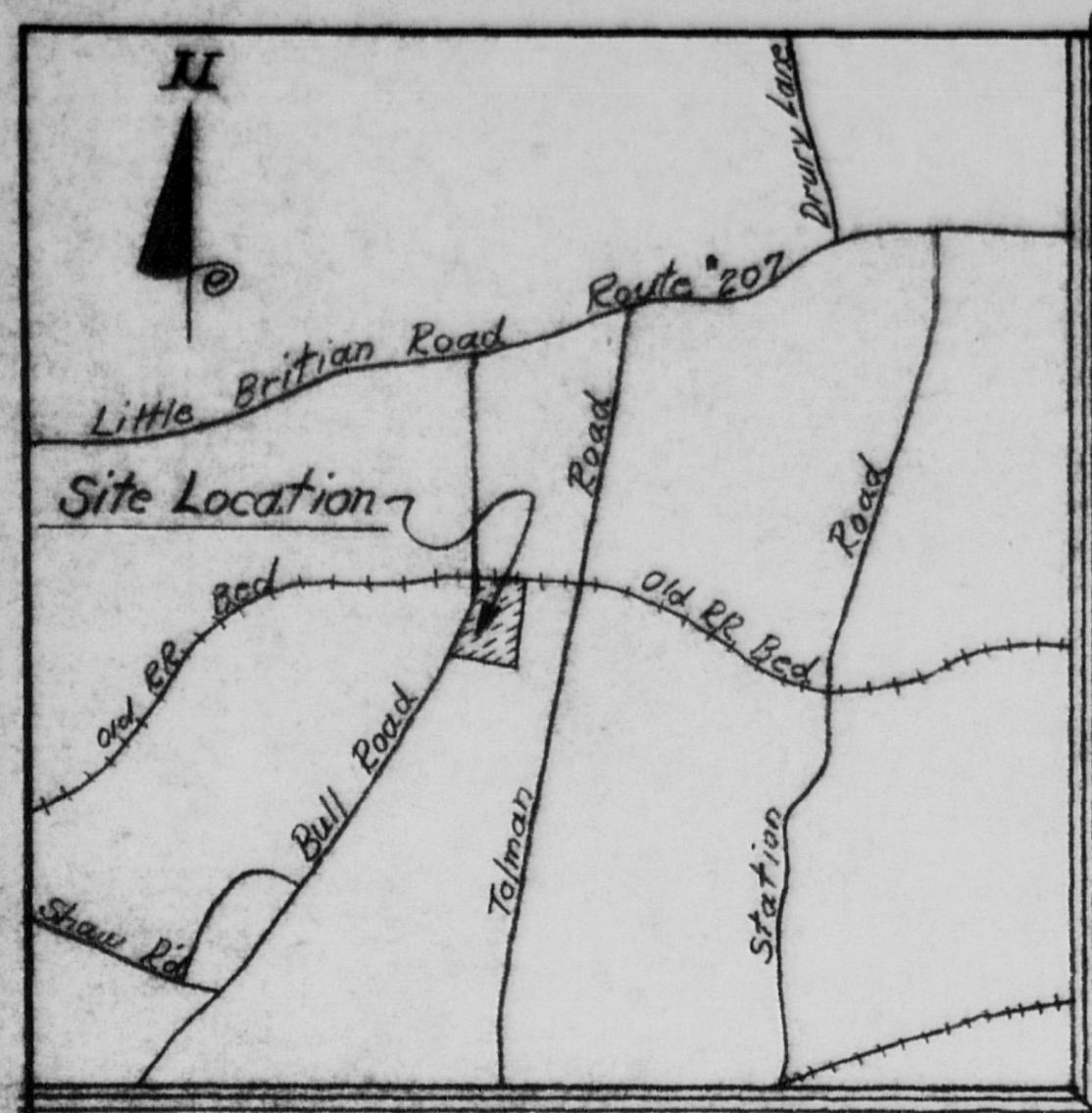
☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Robert F. Taylor
13 August 1986

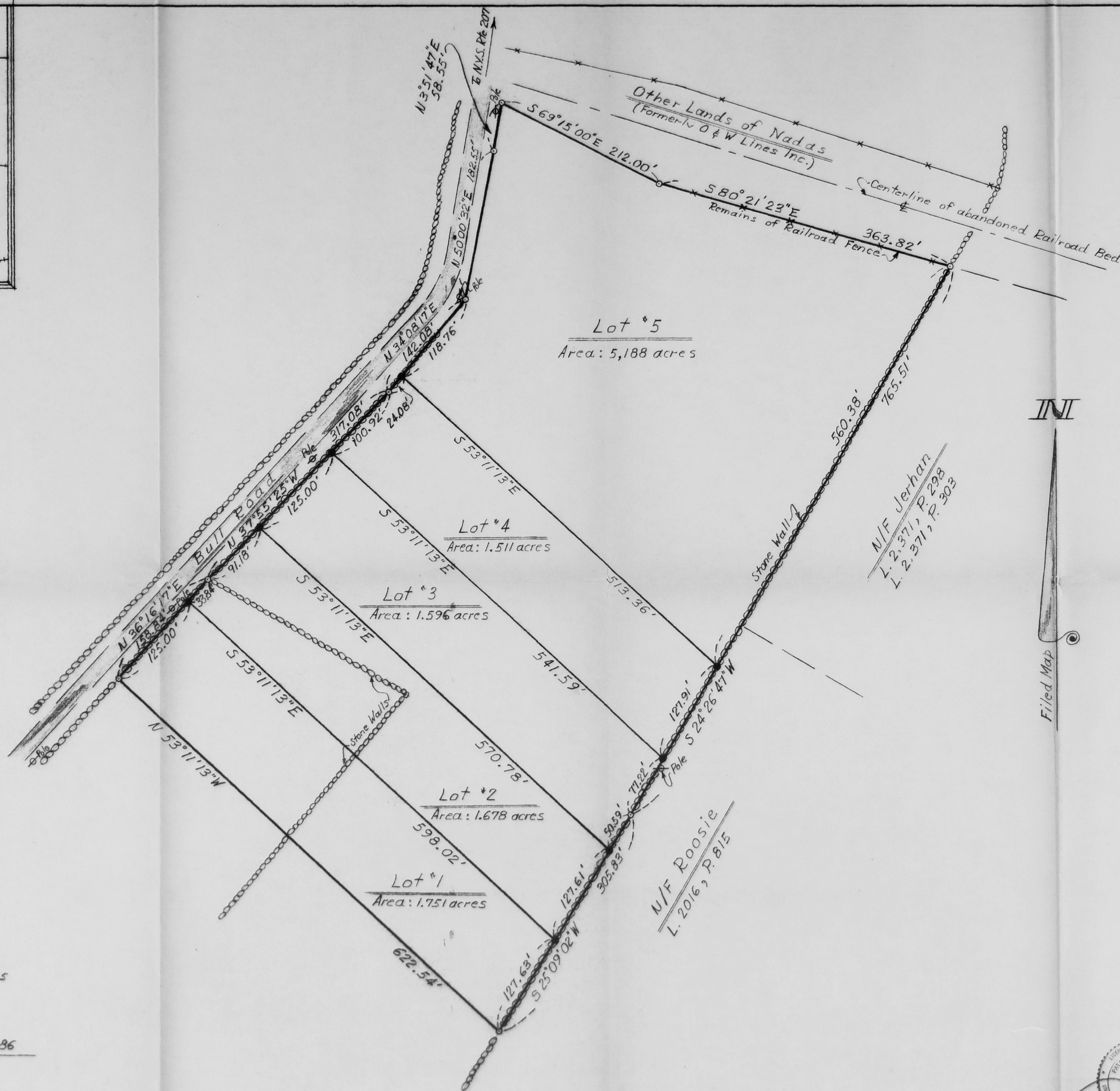
SIGNED: _____

CHAIRMAN



Location Map

Scale: 1" = 2,000'



Tax Map Data:

Section: 52
Block: 1
Lot: 13.3

Deed Reference:

Liber 4,857, Page 1,077

Map Reference:

"Subdivision for
Arthur Nadas &
Linda Rahl Nadas"

Dated: Jan. 17, 1978

Filed: Jan. 26, 1978

Map #4398

Zoning District: R-1

Minimum Required

Lot Area: 43,560 S.F.

(1 acre)

Lot Width: 125'

Front Yard: 45'

Rear Yard: 50'

Side Yard: 20/40'

Required Street Frontage: 70'

Record Owners & Subdividers:

Arthur Nadas & Linda Rahl Nadas
Bull Road,
Rock Tavern,
New York 12575

Total Lot Area: 11.725 acres

FINAL APPROVAL GRANTED

BY TOWN OF NEW WINDSOR PLANNING BOARD

ON FEB 5 1987

BY Lawrence Jones

LAWRENCE JONES

Secretary

To Arthur Nadas, Linda Rahl Nadas
and The Town of New Windsor,
certified to be a correct and
accurate survey.

Dated: July 3, 1986



Patrick T. Kennedy L.S.	
335 Temple Hill Road - New Windsor, New York 12553	
SCALE: 1" = 60'	APPROVED BY:
DATE: May 14, 1986	REVISOR:
Subdivision of Lands for Arthur Nadas & Linda Rahl Nadas Town of New Windsor Orange County, New York	
Lic. No. 49219	DRAWING NUMBER 86-479